114.0	0011	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,700 /	660,700
					USE VALUE:	660,700 /	660,700
					ASSESSED:	660,700 /	660,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROGINI SIMONE &	
Owner 2:	VOLPI SARA	
Owner 3:		
Street 1:	8 CARL RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ANASTAS HELEN M -
Owner 2:	-
Street 1:	8 CARL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 1656 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	278,500		382,200	660,700
Total Card	0.096	278,500		382,200	660,700
Total Parcel	0.096	278,500		382,200	660,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.97 | /Parcel: 398.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73609
GIS Ref	
GIS Ref	
Insp Date	01/06/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0011-0005.0

!8917!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,500	0	4,200.	382,200	660,700	660,700	Year End Roll	12/18/2019
2019	101	FV	218,200	0	4,200.	387,700	605,900	605,900	Year End Roll	1/3/2019
2018	101	FV	192,900	0	4,200.	289,400	482,300	482,300	Year End Roll	12/20/2017
2017	101	FV	192,900	0	4,200.	262,100	455,000	455,000	Year End Roll	1/3/2017
2016	101	FV	192,900	0	4,200.	251,200	444,100	444,100	Year End	1/4/2016
2015	101	FV	181,900	0	4,200.	212,900	394,800	394,800	Year End Roll	12/11/2014
2014	101	FV	181,900	0	4,200.	202,000	383,900	383,900	Year End Roll	12/16/2013
2013	101	FV	181,900	0	4,200.	192,200	374,100	374,100		12/13/2012

PRINT

Date	Time
12/10/20	23:27:05

LAST REV

Date	Time
08/10/20	14:12:18
danam	
8917	

USER DEFINED

Prior Id # 1:	73609
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANASTAS HELEN M	59447-380		7/3/2012	Estate/Div	348,000	No	No		
	8595-72		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	718	Wood Dec	3,500	C				
7/14/2017	874	Addition	78,280	O				
9/26/2012	1219	New Wind	6,000	C				
10/15/2002	866	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2013	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	336	PATRIOT
2/7/2000	Meas/Inspect	197	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	5									382,200						382,200	

Total AC/HA:	0.09642	Total SF/SM:	4200	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	382,200	Spl Credit		Total:	382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28405797
Const Adj.:	0.98402047
Adj $ / SQ:	164.260
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403585
Depreciation:	125111
Depreciated Total:	278473

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

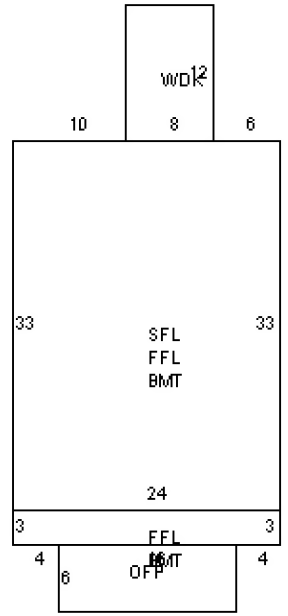
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.26
Special Features:	0	Val/Su Net:	102.69
Final Total:	278500	Val/Su SzAd	168.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	49.280	42,576
FFL	First Floor	864	164.260	141,921
SFL	Second Floor	792	164.260	130,094
OFP	Open Porch	96	33.150	3,182
WDK	Deck	96	15.740	1,511

Net Sketched Area:	2,712			Total:	319,284
Size Ad	1656	Gross Are	2712	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0011-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc